

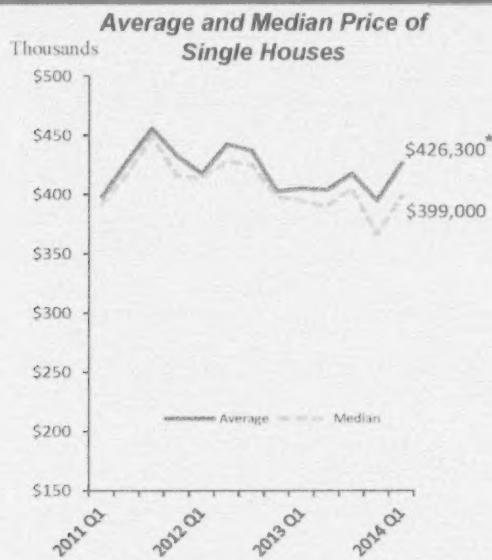
# YUKON BUREAU OF STATISTICS

## Yukon Monthly Statistical Review September 2014

### Highlights:

- In the first quarter of 2014, the value of real estate transactions in Yukon totalled \$45.1 million: \$40.3 million in Whitehorse and \$4.9 million for the rest of Yukon.
- The estimated population of Yukon in March 2014 was 36,623; a decrease of 171, or 0.5%, compared to March 2013 (36,794).
- From January to September 2014, a total of 1,406 building permits were issued in Yukon at a construction value of 68.7 million. The value of permits increased by \$10.5 million, or 18.0%, compared to the same time period in 2013.

### New publication this month: Yukon Real Estate Survey, First Quarter, 2014



- There were 53 house sales in Whitehorse in the first quarter of 2014 with an average price of \$426,300\*, an increase of \$31,500, or 8.0%, compared to the previous quarter.
- The *median* house price in the first quarter was \$399,000, meaning half of the houses sold were above this figure and the remaining half, below.

\*Note: Due to a large number of country residential house sales in the first quarter of 2014, the *average* single house price in Yukon was skewed upwards.

To read full report: [http://www.eco.gov.yk.ca/stats/pdf/real\\_estate\\_q114.pdf](http://www.eco.gov.yk.ca/stats/pdf/real_estate_q114.pdf)

### What Else is New:

#### New from the Yukon Bureau of Statistics:

- Yukon Population Report, March 2014: [http://www.eco.gov.yk.ca/stats/pdf/populationMar\\_2014.pdf](http://www.eco.gov.yk.ca/stats/pdf/populationMar_2014.pdf)
- Yukon Fuel Survey, September 2014: [http://www.eco.gov.yk.ca/stats/pdf/fuel\\_sep14.pdf](http://www.eco.gov.yk.ca/stats/pdf/fuel_sep14.pdf)
- Yukon Employment Report, September 2014: [http://www.eco.gov.yk.ca/stats/pdf/employment\\_sep14.pdf](http://www.eco.gov.yk.ca/stats/pdf/employment_sep14.pdf)



#### Yukon Bureau of Statistics Elsewhere

Yukon community information  
[www.sewp.gov.yk.ca](http://www.sewp.gov.yk.ca)

For manipulatable data by Yukon community and subject, visit our Socio-Economic Web Portal.

- Consumer Price Index, 2013: <http://www.eco.gov.yk.ca/stats/pdf/2013CPIAnnual.pdf>

- Yukon RRSP Contributions, 2012: [http://www.eco.gov.yk.ca/stats/pdf/RRSP\\_2012.pdf](http://www.eco.gov.yk.ca/stats/pdf/RRSP_2012.pdf)

#### New from Statistics Canada:

- Annual Demographic Estimates; Canada, Provinces and Territories, 2014: <http://www.statcan.gc.ca/pub/91-215-x/91-215-x2014000-eng.pdf>



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# 1. Population

## 1.1 Population by Age and Sex\*, March '14

	Total	Males	Females
0-4	2,133	1,121	1,012
5-9	1,958	1,018	940
10-14	1,996	1,016	981
15-19	1,959	984	975
20-24	2,329	1,247	1,083
25-29	2,924	1,454	1,470
30-34	2,950	1,496	1,453
35-39	2,634	1,283	1,351
40-44	2,624	1,291	1,334
45-49	2,634	1,321	1,313
50-54	3,310	1,681	1,629
55-59	3,046	1,588	1,458
60-64	2,336	1,240	1,096
65-69	1,684	918	766
70-74	929	516	413
75+	1,177	560	617
Total	36,623	18,734	17,889

\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

## 1.2 Population by Community\*

	Mar 2013	Dec 2013	Mar 2014
Beaver Creek	118	114	114
Burwash Landing	99	104	106
Carcross	437	436	434
Carmacks	519	521	532
Dawson City	2,010	1,998	1,993
Destruction Bay	48	44	41
Faro	390	381	378
Haines Junction	864	840	846
Marsh Lake	540	525	520
Mayo	487	490	488
Old Crow	249	251	251
Pelly Crossing	348	366	372
Ross River	378	366	371
Tagish	249	243	244
Teslin	459	454	451
Watson Lake	1,495	1,456	1,467
Whitehorse	28,033	27,825	27,946
Other*	72	69	69
<b>Yukon</b>	<b>36,794</b>	<b>36,483</b>	<b>36,623</b>

\*Please see table endnotes on page 12.

Source: Yukon Bureau of Statistics.

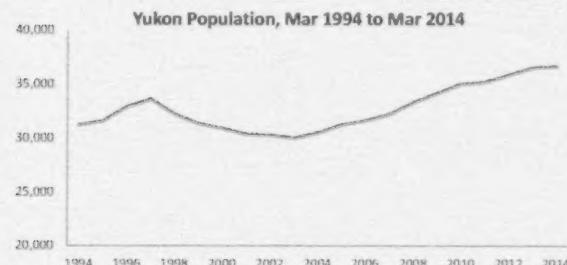
### Did you know?

According to the 2011 National Household Survey (NHS), the median age in Yukon increased 13.5 years, from 25.6 years in 1961 to 39.1 years in 2011. Nationally, the median age increased 14.3 years over the same time period.

## 1.3 Vital Statistics

	Births	Deaths	Marriages
Year-to-date <sup>(p)</sup> change	-3 -2.4%	5 7.4%	-2 -9.5%
<b>2014</b>			
April (p)	28	19	4
March	35	19	11
February	28	23	2
January	29	12	2
<b>2013 total</b>	<b>392</b>	<b>204</b>	<b>162</b>
December	36	14	6
November	30	23	9
October	37	24	7
September	37	8	13
August	31	11	31
July	39	21	37
June	33	15	28
May	26	20	10
April	33	11	0

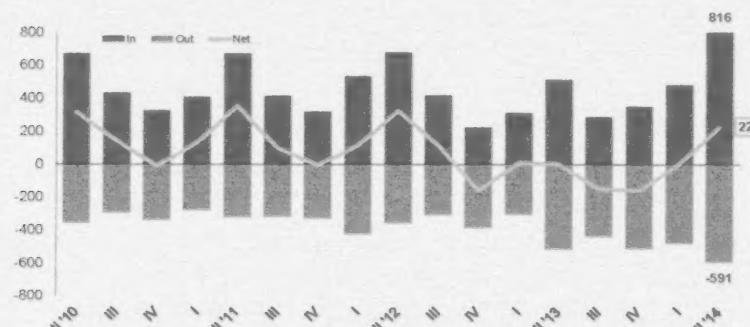
Source: Yukon Bureau of Statistics.



### Population Report, March 2014:

[http://www.eco.gov.yk.ca/stats/pdf/populationMar\\_2014.pdf](http://www.eco.gov.yk.ca/stats/pdf/populationMar_2014.pdf)

## 1.4 Migration Estimates\*



\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

**Yukon Migration Patterns, 2010:**  
<http://www.eco.gov.yk.ca/stats/pdf/MigrationPatterns2010.pdf>

In the second quarter of 2014, Yukon experienced a **net gain** of 225 people; 142 were gained through international migration and 83 were gained through interprovincial migration.

Of the interprovincial migrants, **net gains** were seen to:

- Quebec (51);
- Nova Scotia (33);
- Newfoundland and Labrador (27);
- New Brunswick (26);
- Manitoba (26)
- Ontario (21);
- Northwest Territories (8); and
- Nunavut (2)

Conversely, **net losses** were seen from:

- Alberta (-80);
- British Columbia (-25); and
- Saskatchewan (-6)

## 2. Employment

### 2.1 Labour Force Statistics\* (seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate	Participation Rate	Employment Rate
<b>2014</b>						
September	21,000	20,200	800	3.8%	76.1%	73.2%
August	20,800	20,200	700	3.4%	75.4%	73.2%
July	20,800	20,000	800	3.8%	75.6%	72.7%
June	20,600	19,800	800	3.9%	74.9%	72.0%
May	20,500	19,700	800	3.9%	74.5%	71.6%
April	20,700	19,900	700	3.4%	75.3%	72.4%
March	21,100	20,100	1,000	4.7%	76.7%	73.1%
February	21,300	20,300	1,000	4.7%	77.2%	73.6%
January	21,100	19,900	1,200	5.7%	76.4%	72.1%
<b>2013 annual</b>	<b>20,400</b>	<b>19,300</b>	<b>1,100</b>	<b>5.4%</b>	<b>73.9%</b>	<b>69.9%</b>
December	20,700	19,600	1,000	4.8%	74.7%	70.8%
November	20,200	19,100	1,100	5.4%	72.9%	69.0%
October	20,100	19,000	1,100	5.5%	72.6%	68.6%
September	20,100	19,000	1,100	5.5%	72.6%	68.6%

\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

Yukon Employment, September 2014: [http://www.eco.gov.yk.ca/stats/pdf/employment\\_sep14.pdf](http://www.eco.gov.yk.ca/stats/pdf/employment_sep14.pdf)

### 2.2 Canadian Unemployment Rates\* (%)

seasonally adjusted\*  
September 2014



Yukon Employment Annual Review, 2013:

[http://www.eco.gov.yk.ca/stats/pdf/employment\\_2013.pdf](http://www.eco.gov.yk.ca/stats/pdf/employment_2013.pdf)

Yukon Employment Historical Data, 2004 to 2013:

[http://www.eco.gov.yk.ca/stats/ndcfi/historical\\_LFS\\_2013.pdf](http://www.eco.gov.yk.ca/stats/ndcfi/historical_LFS_2013.pdf)

#### Did you know?

In 2013, Canadians aged 65-69 years had a participation rate of 25.5% in the labour force. This is an increase of 10.0 percentage points compared to 2003 (15.5%).

\*Please see table endnotes on page 12.

\* Nunavut's unemployment rate is available only as an unadjusted estimate. Source: Statistics Canada CANSIM.

### 2.3 Employment, by Sector and Industry\* (unadjusted)

	Total Employed	Public Employees	Private Employees	Self-Employed	Goods-producing Employees	Services-producing Employees
<b>2014</b>						
September	20,800	8,500	9,700	2,600	2,900	17,900
August	21,000	8,300	10,200	2,500	2,900	18,100
July	20,700	7,800	9,900	2,900	3,000	17,600
June	20,000	7,500	9,500	3,000	3,000	17,000
May	19,500	7,400	8,900	3,200	2,900	16,700
April	19,400	7,500	8,700	3,200	2,700	16,700
March	19,300	7,600	8,500	3,200	2,600	16,700
February	19,700	7,900	8,800	3,000	2,600	17,100
January	19,500	7,700	8,800	2,900	2,600	16,900
<b>2013 annual</b>	<b>19,300</b>	<b>7,700</b>	<b>8,600</b>	<b>2,900</b>	<b>2,800</b>	<b>16,400</b>
December	19,600	7,900	8,700	3,100	2,700	17,000
November	19,200	7,700	8,500	3,000	2,700	16,500
October	19,400	7,700	8,600	3,000	2,800	16,600
September	19,600	8,100	8,400	3,100	2,900	16,700

\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

Note: Public employees are those who work for a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or for a government funded establishment such as schools (including colleges/universities), hospitals and public libraries.

## 2. Employment (cont'd)

### 2.4 Average Weekly Earnings<sup>‡</sup>, Including Overtime\*

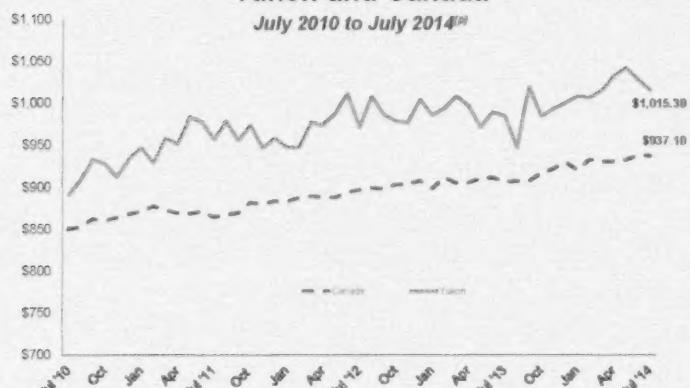
	Yukon Average <sup>a</sup>	Goods-producing	Services-producing	Trade	Transp. & Warehousing	Admin. support, waste mgmt. & remediation	Educational Services	Health Care & Social Assist.	Accomm. & Food Services	Other services (except public admin.)	Public Admin.
Year-to-date <sup>(p)</sup> change	\$31.34 3.2%	\$11.64 0.9%	\$36.42 3.8%	\$23.93 3.6%	\$54.93 -5.3%	\$15.51 2.1%	x	-82.83 -0.3%	-26.04 -5.5%		\$95.18 8.3%
(\$)											
2014											
July	(p)	1,015.39	1,230.78	990.73	723.65	989.05	743.38	1,207.54	893.21	449.26	F 1,303.95
June	(r)	1,027.70	1,285.00	999.49	681.17	1,019.99	726.48	1,277.44	999.19	466.45	710.13 1,289.12
May	1,042.00	1,275.33	1,018.80	649.26	1,013.17	719.57	1,279.24	874.27	462.70	800.35 1,248.99	
April	1,032.60	1,286.07	1,010.19	706.41	961.80	759.93	1,241.54	919.48	450.40	F 1,247.80	
March	1,015.22	1,304.03	990.54	693.40	935.04	753.20	1,216.00	1,005.84	451.00	F 1,191.72	
February	1,006.70	1,208.54	989.08	683.93	1,055.11	772.70	1,200.93	981.20	437.39	F 1,161.22	
January	1,008.26	1,274.04	994.85	709.49	876.29	739.50	1,193.94	977.37	431.19	F 1,225.97	
2013 annual	989.03	1,267.10	959.83	674.59	1,011.12	733.33	x	953.27	465.73	F 1,148.95	
December	999.87	1,288.35	973.25	712.28	989.25	738.35	x	977.24	409.88	777.43 1,151.18	
November	992.88	1,222.07	971.43	686.98	964.22	682.84	x	943.68	440.21	F 1,177.86	
October	984.25	1,277.35	953.25	698.69	964.34	662.52	x	910.21	484.11	794.04 1,124.12	
September	1,019.12	1,382.19	980.49	667.11	976.90	797.70	x	1,006.52	455.09	801.75 1,199.78	
August	947.43	1,242.77	913.36	652.59	1,018.12	806.99	x	934.41	474.59	849.67 1,131.57	
July	984.41	1,275.73	949.76	688.33	1,026.63	777.39	x	971.81	494.36	804.77 1,182.31	

\*Please see table endnotes on page 12.

<sup>‡</sup> Excludes self-employed. Source: Statistics Canada CANSIM.

Survey of Employment, Payroll & Hours, 2013:  
[http://www.ecb.gov.yk.ca/stats/pdf/seph\\_2013.pdf](http://www.ecb.gov.yk.ca/stats/pdf/seph_2013.pdf)

### 2.5 Average Weekly Earnings, Including Overtime\*, Yukon and Canada

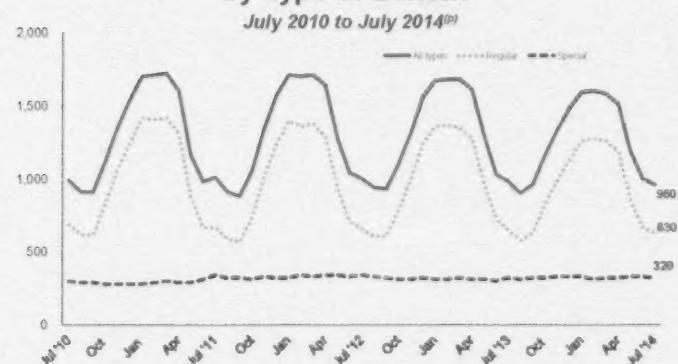


\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

#### Did you know?

Of the 630 Yukon residents collecting regular EI benefits in July 2014, 360 were males (57.1%). This is a decrease of 10.4 percentage points compared to January 2014 when 1,260 Yukon residents collected regular EI benefits and 850 of them were male (67.5%).

### 2.6 Employment Insurance Beneficiaries, by Type of Benefit\*



\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

### 2.7 Employment Insurance Beneficiaries, by Community\*

	Jul 2013	Jun <sup>(p)</sup> 2014	Jul <sup>(p)</sup> 2014
Beaver Creek	10	10	10
Burwash Landing	0	10	0
Carmacks	20	20	10
Dawson	50	60	60
Faro	10	10	10
Haines Junction	30	20	20
Mayo	10	30	30
Old Crow	10	20	10
Pelly Crossing	20	20	20
Ross River	20	10	10
Tagish	10	10	10
Watson Lake	40	50	50
Whitehorse	690	680	650
<b>Yukon Total</b>	<b>980</b>	<b>1,000</b>	<b>960</b>

\*Please see table endnotes on page 12.  
Source: Statistics Canada Special Run.



### 3. Consumer Prices

#### 3.1 Consumer Price Index, Whitehorse (2002 = 100)\*

	Index			% Change	
	Aug 2013	Jul 2014	Aug 2014	Jul '14 to Aug '14	Aug '13 to Aug '14
<b>All-Items</b>	<b>124.1</b>	<b>125.2</b>	<b>125.1</b>	<b>-0.1</b>	<b>0.8</b>
Food	126.4	129.9	130.3	0.3	3.1
Shelter	144.6	147.2	147.4	0.1	1.9
Household Operations, Furnishings & Equipment	105.7	106.8	106.8	0.0	1.0
Clothing & Footwear	94.8	92.8	91.1	-1.8	-3.9
Transportation	129.7	131.3	130.0	-1.0	0.2
Health & Personal Care	116.8	119.1	118.1	-0.8	1.1
Recreation, Education & Reading	101.6	97.6	98.9	1.3	-2.7
Alcoholic Beverages & Tobacco Products	144.8	149.2	149.3	0.1	3.1
<b>Special Aggregates</b>					
Energy	171.6	172.7	169.9	-1.8	-1.0
All-items excluding energy	119.4	120.6	120.7	0.1	1.1

Comparing August 2014 to August 2013, the **year-over-year** increase in the consumer price index for Whitehorse was **0.8%** (figures for Yukon are not available); 1.3 percentage points lower than that for Canada (2.1%).

Major contributors to the year-over-year **increase** were the prices of:

- Purchase and leasing of passenger vehicles;
- Rent; and
- Fuel oil and others fuels.

Some of these year-over-year increases were offset by **decreases** in the prices of:

- Cablevision and satellite services (including pay per view television);
- Gasoline; and
- Recreational equipment and services (excluding recreational vehicles).

\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

On a **month-to-month** basis, from July 2014 to August 2014, the consumer price index for Whitehorse (figures for Yukon are not available) decreased by **0.1%**.

Major contributors to the month-to-month **decrease** were the prices of:

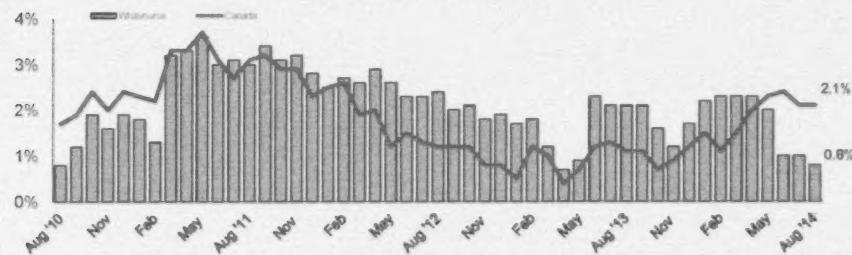
- Gasoline;
- Fresh vegetables; and
- Footwear.

Some of these decreases were offset by month-to-month **increases** in the prices of:

- Traveller accommodation;
- Purchase and leasing of passenger vehicles; and
- Fuel oil and other fuels.

#### 3.2 Year-over-Year Change to the Consumer Price Index\*

Whitehorse and Canada  
August 2010 to August 2014



#### Annual Average Change in the Consumer Price Index

Whitehorse	Canada
2013	1.7%
2012	2.3%
2011	3.0%
2010	0.8%
2009	0.4%

Consumer Price Index, 2013:  
<http://www.ecb.gov.yk.ca/stats/pdf/2013CPIAnnual.pdf>

\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

#### 3.3 Community Spatial Price Index, April 2014 (Whitehorse = 100)

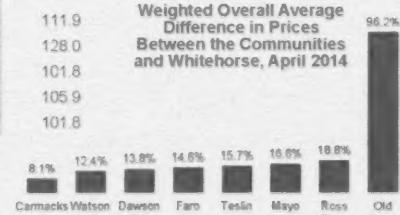
	Carmacks	Dawson City	Faro	Mayo	Old Crow	Ross River	Teslin	Watson Lake
<b>Total Survey Items</b>	<b>108.1</b>	<b>113.8</b>	<b>114.6</b>	<b>116.6</b>	<b>196.2</b>	<b>118.8</b>	<b>115.7</b>	<b>112.4</b>
Meat/Fish/Seafood*	99.3	108.4	104.3	117.6	210.5	118.5	104.3	115.6
Dairy/Eggs	96.3	103.8	98.2	105.9	161.4	118.8	109.2	109.9
Fruit/Veg.	110.9	113.9	126.5	138.1	215.5	137.9	162.4	120.3
Bread/Cereal	106.7	110.7	110.2	121.1	196.6	130.9	117.3	117.2
Other Foods	115.5	122.2	131.1	126.6	226.0	139.2	125.1	117.2
Household Operations	103.7	113.5	118.5	113.8	256.9	111.7	106.3	111.9
Health & Personal Care	113.1	133.7	113.9	127.8	153.7	105.2	128.1	128.0
Gasoline	111.3	112.7	109.0	106.6	112.3	104.9	101.8	101.8
Cigarettes	112.1	106.5	99.4	103.2	117.6	107.4	104.0	105.9
Home Heating Fuel	101.8	105.8	101.9	110.6	102.7	101.8	101.8	101.8

\*This change in title does not reflect a change in methodology.

Source: Yukon Bureau of Statistics.

The Community Spatial Price Index is produced biannually by the Yukon Bureau of Statistics and compares prices of regularly purchased items in Whitehorse to prices in other Yukon communities.

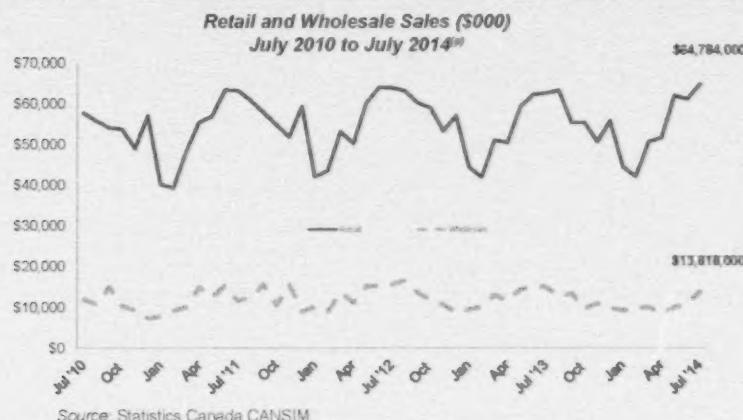
Weighted Overall Average Difference in Prices Between the Communities and Whitehorse, April 2014





## 4. Trade

### 4.1 Retail and Wholesale Sales



Yukon's preliminary **retail sales** in July 2014 increased by \$2.1 million, or 3.4%, compared to July 2013. Year-to-date (January to July), Yukon's retail sales increased by \$4.7 million, or 1.3%, compared to the same time period in 2013; Canada-wide retail sales increased by 4.9%.

Yukon's preliminary **wholesale sales** in July 2014 decreased by \$1.2 million, or 8.0%, compared to July 2013. Year-to-date (January to July), Yukon's wholesale sales decreased by \$16.7 million, or 18.7%, compared to the same time period in 2013; Canada-wide wholesale sales increased by 5.2%.

### 4.2 Retail Sales, by Industry Classification\*

	Total*	Furniture & home furnishings stores	Electronics & appliance stores	Building material & garden equipment & supplies dealers	Food & beverage stores	Health & personal care stores	Gasoline stations	
Year-to-date <sup>(p)</sup> change	\$4,652 1.3%	-\$679 -7.6%		x	x	\$3,414 3.1%	\$421 2.3%	\$1,625 2.6%
					(\$000)			
<b>2014</b>								
July (p)	64,784	1,342		x	x	19,360	2,703	11,053
June (r)	61,116	1,136		x	x	18,667	2,846	10,312
May	61,976	985		x	x	18,131	2,681	9,378
April	51,606	1,205		x	x	15,739	2,518	8,418
March	50,616	1,380		x	x	15,365	2,827	8,730
February	42,049	911		x	x	13,576	2,328	8,069
January	44,498	1,267		x	x	14,373	2,435	7,581
<b>2013 total</b>	<b>652,280</b>	<b>15,499</b>	<b>10,630</b>	<b>48,493</b>	<b>194,838</b>	<b>31,055</b>	<b>106,435</b>	
December	55,710	1,326	1,263	2,155	17,111	2,959	7,897	
November	50,615	1,301	870	3,271	15,775	2,512	7,378	
October	55,366	1,403	911	4,861	15,843	2,583	9,083	
September	55,322	1,204	800	5,138	15,379	2,554	9,431	
August	63,274	1,360	808	5,552	18,933	2,530	10,730	
July	62,636	1,427	811	5,530	18,770	2,544	10,538	

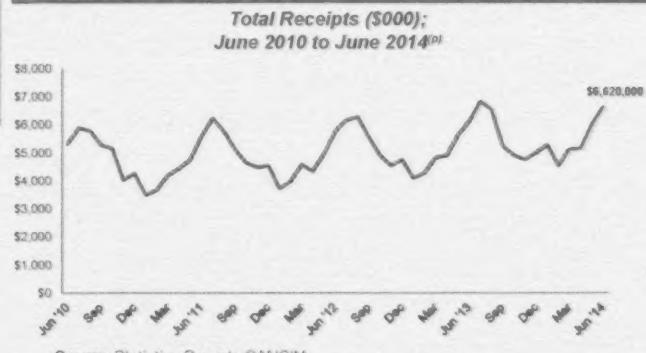
\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.

#### Did you know?

The 2014 year to date (January - July) sales from Food and Beverage Stores in Yukon totalled \$115.2 million. This represents 30.5% of total retail sales (\$376.6 million).

**Yukon Retail Sales, 2013:**  
[http://www.eco.gov.yk.ca/stats/pdf/retail2013\\_r.pdf](http://www.eco.gov.yk.ca/stats/pdf/retail2013_r.pdf)

### 4.3 Food Services and Drinking Places





## 5. Rental Units

These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and October. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes all types of buildings with rental units (displayed in table 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

### 5.1 Median Rent, Total Units and Vacancy Rates\*; for Units in All Types of Buildings with Rental Units Yukon, April 2014

	All Types	Single Detached House	Townhouse/ Row house	Duplex <sup>1</sup>	Triplex and Fourplex	Condominium	Apartment Building <sup>2</sup>	Store-top (Commercial) <sup>3</sup>	Mobile Home
<b>Median Rent</b>									
All Sizes	\$1,000	\$1,500	\$1,300	\$1,200	\$1,100	\$1,700	\$900	\$850	\$1,100
Bachelor	\$720	...	...	\$875	\$800	...	\$720	\$680	\$550 <sup>†</sup>
1 Bedroom	\$900	x	\$650	\$950	\$900	\$1,800 <sup>†</sup>	\$900	\$850	\$550
2 Bedrooms	\$1,040	\$1,200	\$1,200	\$1,150	\$1,350	\$1,500	\$900	\$975	\$1,100
3-4 Bedrooms	\$1,471	\$1,500	\$1,450	\$1,450	\$1,500	1700 <sup>†</sup>	\$1,000	\$1,800 <sup>†</sup>	\$1,250
5+ Bedrooms	\$1,800 <sup>†</sup>	\$1,800 <sup>†</sup>	...	...	...	...	...	...	...
<b>Total Units</b>									
All Sizes <sup>4</sup>	2308	284	94	600	194	87	862	109	80
Bachelor	175	...	...	16	17	...	97	40	5
1 Bedroom	650	4	11	148	59	22	357	34	15
2 Bedrooms	923	102	40	201	85	47	399	28	20
3-4 Bedrooms	542	159	43	235	33	17	8	6	40
5+ Bedrooms	19	19	...	...	...	...	...	...	...
<b>Vacancy Rate</b>									
All Sizes	7.5%	1.9%	0.9%	13.6%	9.4%	9.9%	4.2%	18.8%	1.2%
Bachelor	8.8%	...	...	14.7%	8.6%	...	7.1%	11.5%	0.0%
1 Bedroom	8.1%	0.0%	0.0%	18.1%	5.7%	0.0%	3.4%	30.2%	0.0%
2 Bedrooms	6.6%	1.3%	2.2%	9.3%	9.8%	18.2%	4.4%	15.9%	4.8%
3-4 Bedrooms	8.1%	2.5%	0.0%	14.4%	15.2%	0.0%	0.0%	17.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	...	...	...	...	...	...

<sup>1</sup>Use caution when analyzing data due to high variance or a small number of rental units within the category.

<sup>2</sup>Duplex includes single detached houses with a rental suite. <sup>3</sup>Buildings with five or more rental units.

<sup>4</sup>Store-top units are residential units in buildings which primarily contain commercial space.

<sup>†</sup>Numbers may not add up to the total due to rounding.

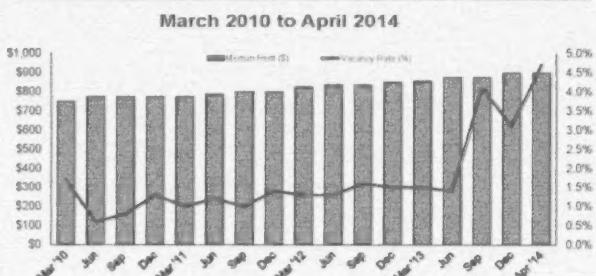
\*Please see table endnotes on page 12. Source: Yukon Bureau of Statistics.

### 5.2 Median Rent and Vacancy Rates\* for Units in Buildings with 3 or More Rental Units, Yukon Communities, 2013-2014

	Whitehorse		Watson Lake		Dawson City	
	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate	Median Rent	Vacancy Rate
<b>2014</b>						
April	\$900	4.7%	\$775	24.4%	\$650	38.9%
2013 average	\$877	2.5%	\$775	17.1%	\$700	16.7%
December	\$900	3.1%	\$775	24.4%	\$700	26.7%
September	\$875	4.1%	\$775	19.5%	\$700	13.3%
June	\$875	1.4%	\$775	12.2%	\$700	13.3%
March	\$856	1.5%	\$775	12.2%	\$700	13.3%

\*Please see table endnotes on page 12. Source: Yukon Bureau of Statistics.

### 5.3 Median Rent and Vacancy Rates for Units in Buildings with 3 or More Rental Units, Whitehorse, 2010-2014



\*Please see table endnotes on page 12. Source: Yukon Bureau of Statistics.



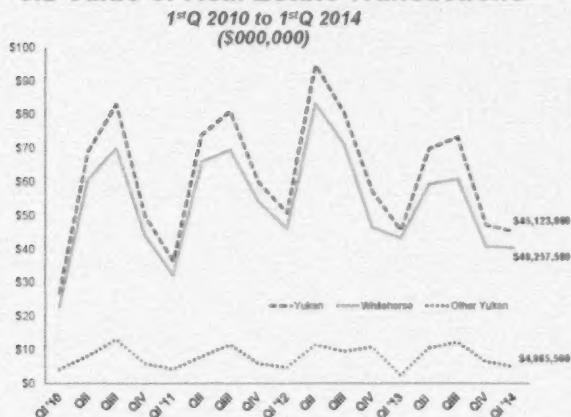
## 6. Real Estate

### 6.1 Number and Value of Real Estate Transactions\*, Whitehorse

	Total <sup>1</sup>		Single Houses		Mobile Homes		Condos		Duplexes	
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
Year-to-date	-10	-2,941.4	14	6,797.9	0	73.5	-24	-9,311.5	5	1,519.5
change	-8.6%	-6.8%	35.9%	43.0%	0.0%	12.5%	-40.7%	-45.6%	125.0%	140.4%
2014 total	106	40,257.5	53	22,595.6	3	660.0	35	11,127.9	9	2,602.0
Q1	106	40,257.5	53	22,595.6	3	660.0	35	11,127.9	9	2,602.0
2013 total	560	204,075.1	255	103,606.7	35	8,114.9	193	62,267.6	x	x
Q4	116	40,701.6	60	23,686.7	6	1,354.0	35	11,234.8	x	x
Q3	164	60,966.3	80	33,414.2	11	2,503.4	42	13,140.4	13	4,015.0
Q2	164	59,208.3	76	30,708.0	15	3,671.0	57	17,453.0	10	3,026.2
Q1	116	43,198.9	39	15,797.7	3	586.5	59	20,439.4	4	1,082.5

\*Please see table endnotes on page 12. <sup>1</sup>Total includes family lots, multiple-residential, commercial, and industrial sales. Source: Yukon Bureau of Statistics.

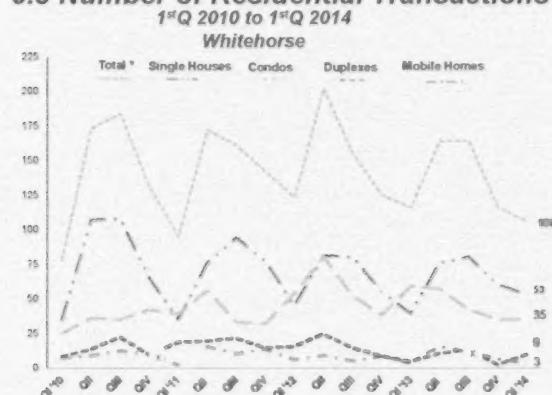
### 6.2 Value of Real Estate Transactions



Source: Yukon Bureau of Statistics.

In the first quarter of 2014, real estate transactions in Yukon totalled \$45.1 million: \$40.3 million in Whitehorse and \$4.9 million in the rest of Yukon. Comparing the first quarter data of 2014 to the first quarter in 2013, the total value of Yukon's real estate transactions decreased by \$401,900 or 0.9%.

### 6.3 Number of Residential Transactions

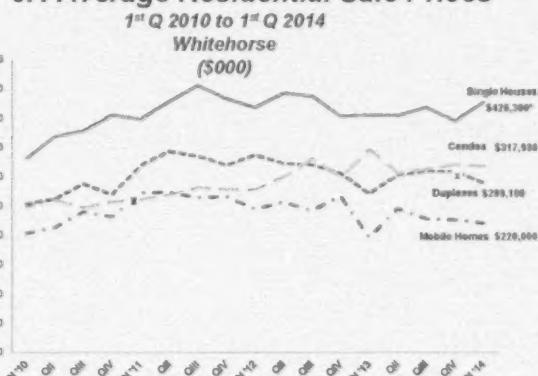


\*Please see table endnotes on page 12. Source: Yukon Bureau of Statistics.

#### Did you know?

A total of 53 single houses were sold in the first quarter of 2014. This is well above the average number of sales in the first quarters for the previous five years (38).

### 6.4 Average Residential Sale Prices



\* Note : Due to a large number of country residential house sales in the first quarter of 2014, the average single house price in Yukon was skewed upwards.

Source: Yukon Bureau of Statistics.

Yukon Real Estate Survey, First Quarter 2014:  
[http://www.eco.gov.yk.ca/stats/pdf/real\\_estate\\_q114.pdf](http://www.eco.gov.yk.ca/stats/pdf/real_estate_q114.pdf)

### 6.5 Selected Interest Rates\*

Sep 2010 to Sep 2014



\*Please see table endnotes on page 12. Source: Statistics Canada CANSIM.



## 7. Construction

### 7.1 Yukon Building Permits, Number and Construction Value\*

Year-to-date change	Total		Residential		Industrial		Government/ Institutional		Commercial	
	215	10,463.1	172	6,364.5	-10	33.2	8	309.4	45	3,755.9
	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)	(no.)	(\$000)
<b>2014</b>										
September	178	15,675.0	145	7,814.8	3	82.8	2	2,205.2	28	5,572.2
August	181	10,660.5	149	5,313.8	0	0.0	7	803.5	25	4,543.2
July	235	7,140.2	199	5,659.6	1	11.5	4	4.1	31	1,465.0
June	231	8,377.5	193	5,503.7	2	50.0	10	2,535.2	26	288.6
May	(r) 232	13,243.8	203	6,695.7	2	1,147.0	4	4,015.9	23	1,385.2
April	(r) 129	2,266.6	105	1,809.4	1	10.0	5	275.0	18	172.3
March	83	5,401.4	69	731.4	2	25.0	5	4,480.5	7	164.5
February	85	4,147.7	66	1,367.8	0	0.0	3	715.4	16	2,064.4
January	52	1,757.4	41	941.4	0	0.0	5	367.2	6	448.8
<b>2013 total</b>	<b>1,596</b>	<b>78,915.7</b>	<b>1,315</b>	<b>34,822.1</b>	<b>41</b>	<b>1,709.8</b>	<b>65</b>	<b>22,742.6</b>	<b>175</b>	<b>19,641.2</b>
December	73	2,177.0	49	499.1	6	24.0	7	851.7	11	802.2
November	146	3,988.4	121	2,274.3	6	307.6	7	768.8	12	637.7
October	186	14,543.4	147	2,575.8	8	85.0	14	6,029.6	17	5,853.1
September	209	6,131.6	179	4,431.8	6	446.0	7	184.0	17	1,069.7

In addition to new dwelling units, residential permits issued include renovations, garages, and additions.

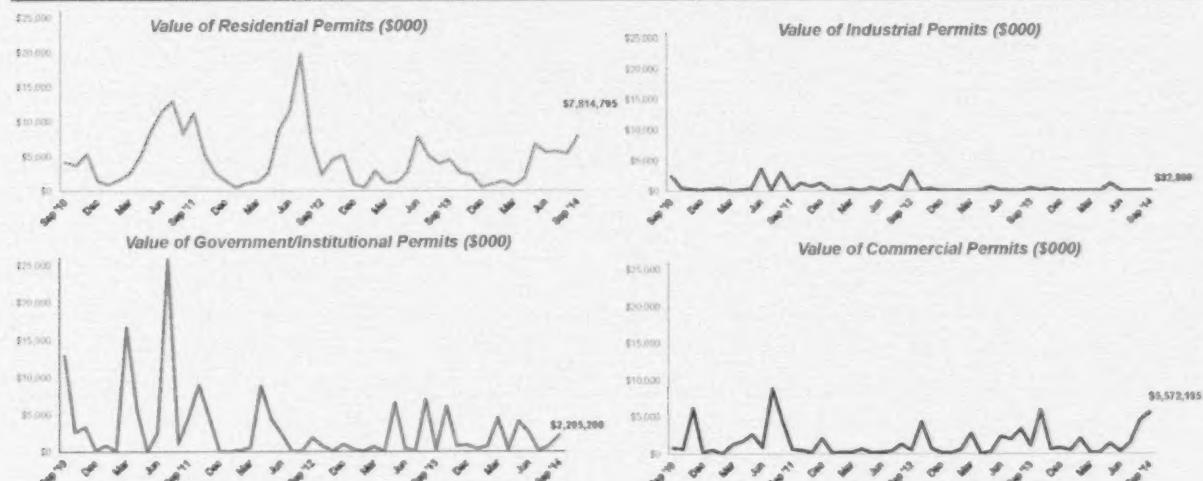
The total does not include permits issued for plumbing or stoves.

\*Please see table endnotes on page 12. Sources: Yukon Community Services and City of Whitehorse.

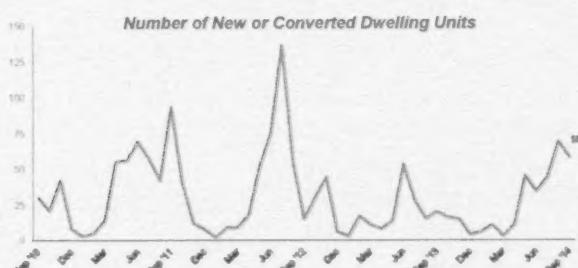
From January to September 2014, a total of 1,406 building permits were issued in Yukon, at a construction value of \$68.7 million. The value of permits increased by \$10.5 million, or 18.1%, compared to the total value of permits issued in January through September of 2013. Of the total construction value of building permits issued in January through September 2014:

- 52.2% was in residential;
- 22.4% was in government/institutional; and
- 23.5% was in commercial.

### 7.2 Construction Value of Building Permits\*, Yukon, Sept 2010 to Sept 2014



### 7.3 Number of Residential Permits\*, Yukon, July 2010 to July 2014



#### Did you know?

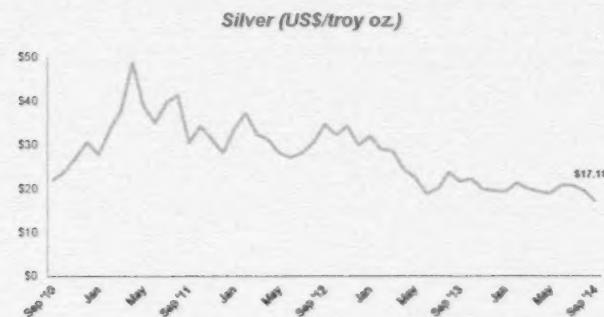
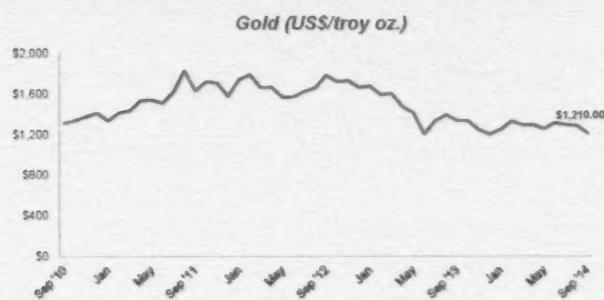
Comparing year-to-date (January-September) 2014 to the same time period in 2013, the number of new residential dwelling units increased by 112 or 66.3%.

Source: Yukon Community Services and City of Whitehorse.

\*Please see table endnotes on page 12.

## 8. Resources

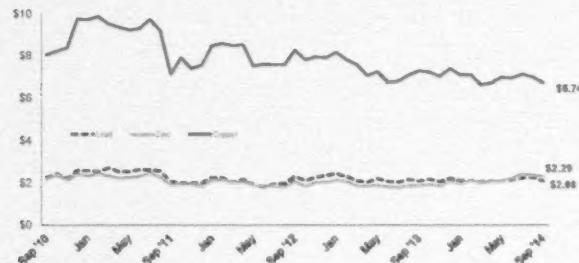
### 8.1 London Metal Commodity Prices\*, September 2010 to September 2014



From September 2013 to September 2014, the price of:

- Gold decreased by \$125.75 or 9.4%, to \$1,210.00 (US) per troy ounce;
- Silver decreased by \$4.57, or 21.1%, to \$17.11 (US) per troy ounce;
- Lead increased by \$0.01, or 0.4%, to \$2.08 (US) per Kg;
- Zinc increased by \$0.41, or 22.0%, to \$2.29 (US) per Kg; and
- Copper decreased by \$0.55, or 7.6%, to \$6.74 (US) per Kg.

#### Lead, Zinc & Copper (US\$/kg)



\*Please see table endnotes on page 12.

Source: London Bullion Market Association and London Metal Exchange.

### 8.2 Electricity Generated

	Total	Internal		
		Hydro	Combustion	Wind
Year-to-date change	-14,992	-14,147	-887	...
	-5.8%	-5.8%	-6.5%	...
	(MW/h)			
2014				
July	31,620	30,085	1,555	..
June	28,984	27,406	1,576	..
May	29,029	27,573	1,456	..
April	35,425	33,560	1,848	17
March	40,351	38,268	2,005	78
February	41,569	39,363	2,171	35
January	35,992	33,756	2,190	46
2013 total	446,710	422,869	23,563	...
December	51,266	48,510	2,725	31
November	40,829	38,860	1,952	17
October	35,445	33,515	1,924	6
September	31,893	29,997	1,815	81
August	29,315	27,847	1,459	9
July	33,711	31,456	2,240	15

Source: Statistics Canada CANSIM.

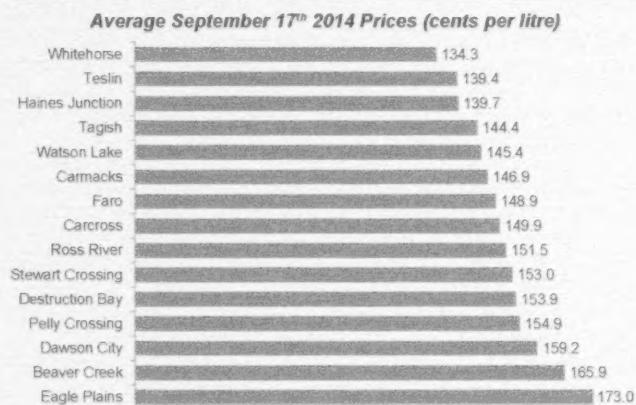
Energy Facts, 2010:

[http://www.eco.gov.yk.ca/stats/pdf/energy\\_2010.pdf](http://www.eco.gov.yk.ca/stats/pdf/energy_2010.pdf)

#### Did you know?

The September 2014 gold price of \$1,210.00 (US) per troy ounce was the third lowest gold price since July 2010 (\$1,168.00). Compared to the September 2014 price, only June 2013 and December 2013 prices were lower: at \$1,203.25 and \$1,201.50 respectively.

### 8.3 Regular Self-Serve Fuel



Source: Yukon Bureau of Statistics.

Yukon Fuel Survey, September 2014:

[http://www.eco.gov.yk.ca/stats/pdf/fuel\\_sep14.pdf](http://www.eco.gov.yk.ca/stats/pdf/fuel_sep14.pdf)



## 9. Transportation

### 9.1 Aircraft Movements\*, Yukon Communities

	Total	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
<b>Year-to-date change</b>		35 13.7%	116 9.1%	-111 -2.1%	-668 -50.0%	-2,182 -50.4%	-42 -3.7%	-17 -7.5%	-268 -7.8%	
(no. of movements)										
<b>2014</b>										
September		40	240	1,082	244	408	132	36	599	
August		40	460	1,024	112	534	83	44	517	
July (r)		76	326	904	138	710	167	56	602	
June		56	169	733	47	284	253	53	524	
May		36	138	446	46	78	108	5	329	
April		22	19	275	19	31	75	13	157	
March		13	28	306	14	77	178	0	170	
February	1,732	8	12	213	27	20	67	4	120	1,261
January	1,479	0	4	111	22	6	45	0	133	1,158
<b>2013 total</b>	<b>48,236</b>	<b>281</b>	<b>1,365</b>	<b>5,893</b>	<b>1,491</b>	<b>4,452</b>	<b>1,421</b>	<b>283</b>	<b>3,979</b>	<b>29,071</b>
December	1,222	0	10	105	10	22	120	5	118	832
November	1,803	4	5	216	73	42	60	31	129	1,243
October	2,886	21	70	367	71	58	91	20	313	1,875
September	4,677	7	181	595	284	370	167	33	554	2,486

\*Please see table endnotes on page 12. Sources: Yukon Highways and Public Works - Aviation Branch, and Statistics Canada CANSIM.

### 9.2 Travellers Entering Yukon by Land through Canada Border Services Ports of Entry\*

	Total	Yukon Residents	Other Canadians	US Residents	Other Foreign Travellers
<b>Year-to-date change</b>	<b>-31,094 -8.5%</b>	<b>-3,138 -8.0%</b>	<b>-2,262 -8.1%</b>	<b>-27,473 -10.3%</b>	<b>1,779 5.9%</b>
<b>2014</b>					
August	92,984	7,817	8,522	66,525	10,120
July	94,339	6,372	8,397	70,298	9,272
June	79,874	6,565	5,746	60,128	7,435
May	44,412	6,482	2,248	30,915	4,767
April	8,281	4,039	303	3,778	161
March	6,522	2,617	293	3,522	90
February	3,516	1,201	83	2,156	76
January	3,475	910	186	2,346	33
<b>2013 total</b>	<b>432,171</b>	<b>48,232</b>	<b>33,012</b>	<b>314,270</b>	<b>36,657</b>
December	3,155	852	54	2,230	19
November	3,882	977	126	2,716	63
October	8,178	2,355	284	5,394	145
September	52,459	4,907	4,508	36,789	6,255
August	99,728	8,969	8,478	73,457	8,824

\*Please see table endnotes on page 12.

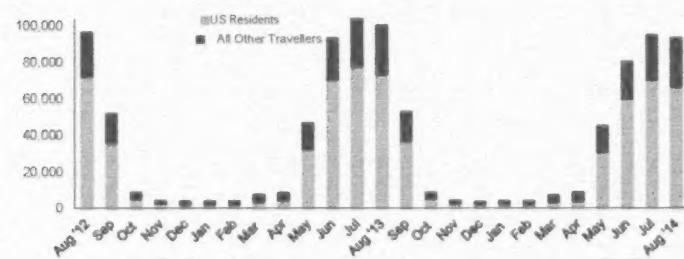
Source: Yukon Bureau of Statistics.

Of the 92,984 travellers who entered Yukon by land through Canada Border Services (CBS) ports of entry in August 2014:

- 74.1% entered through Fraser (Skagway, AK to Carcross);
- 15.3% through Beaver Creek;
- 6.4% through Pleasant Camp (Haines, AK to Haines Junction); and
- 4.3% through Little Gold (Chicken, AK to Dawson City).

#### Did you know?

During the first 8 months of 2014, a total of 333,403 travellers entered Yukon by land through Canada Border Services ports of entry. Of those travellers, 95,176 declared their stay would be for one or more nights (28.5%). The remaining travellers (71.5%) declared that they would be leaving the same day they entered Yukon.



Source: Yukon Bureau of Statistics.

## Endnotes

### 1. Population

1.1 & 1.2 Due to rounding, the sum of columns may not equal total given.  
1.2 Other includes communities such as Champagne, Elsa, Johnson's Crossing, Keno City, Stewart Crossing & Swift River.  
1.4 Migration estimates are based on both international and interprovincial movement into and out of Yukon, as well as returning emigrants, temporary immigrants and non-permanent residents.

### 2. Employment

2.1 Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. Monthly figures from the Labour Force Survey are three-month moving averages based on 92% coverage and are seasonally adjusted, which refers to the technique of adjusting raw figures to remove seasonal movements; however, annual figures are unadjusted.  
2.2 Yukon, Northwest Territories and Nunavut are not included in the Canadian unemployment rate.  
2.3 Public Employees are those who work for: a government at the federal, provincial, territorial, municipal, First Nations or other Aboriginal government level; a government service or agency; a Crown corporation; or a funded establishment such as schools (including colleges/universities), hospitals and public libraries. Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals. All monthly Yukon figures from the Labour Force Survey are three-month moving averages based on 92% coverage.  
2.4 & 2.5 Unclassified businesses' employees are excluded, as well as those enterprises primarily involved in agriculture, fishing and trapping, private household services, religious organizations, and military personnel of defence services.  
2.6 All types includes people receiving regular, work-sharing, fishing, and special benefits. Regular benefits include people receiving regular income support benefits, whether or not they are participating in one of three employment benefit programs, namely Skills Development Program, Job Creation Partnerships Program, and Self-employment Program. Special benefits includes people receiving sickness, maternity, parental, and compassionate care benefits.  
2.7 A value of "0" represents one of the following: 1) value is actually zero; 2) value may be rounded to zero; or 3) value is more than zero but is suppressed for confidentiality reasons. Communities are displayed by census subdivisions (2006 Census boundaries). For some communities, census subdivision boundaries may not align with municipal boundaries.

### 3. Consumer Prices

3.1 & 3.2 The Consumer Price Index (CPI) measures price changes over time but should not be used to compare costs between provinces and cities.

### 4. Trade

4.2 Total includes additional North American Industry Classifications (NAICS) data which are not displayed, including: Motor Vehicles and Parts Dealers; Clothing and Clothing Accessory Stores; Sporting Goods, Hobby, Book and Music Stores; General Merchandise Stores; and Miscellaneous Store Retailers.

### 5. Rental Units

5.1, 5.2 & 5.3 These figures are derived from the Yukon Rent Survey which, as of 2014, is now conducted on a semi-annual basis in April and October. Prior to 2014, the survey was conducted on a quarterly basis and only included buildings with 3 or more rental units (4 or more rental units prior to 2012). Although the methodology of the 2014 survey includes buildings with 1 or more rental units (displayed in 5.1), the Yukon Bureau of Statistics continues to generate data for buildings with 3 or more rental units for historical comparisons (displayed in 5.2 and 5.3).

### 6. Real Estate

6.1 Total includes family lots and multiple-residential sales, which are generally too low to release due to confidentiality requirements, and non-residential sales (commercial and industrial properties). For further explanation, contact Yukon Bureau of Statistics.  
6.3 Total includes family lots and multiple-residential sales, but excludes non-residential sales (commercial and industrial properties).  
6.5 Bank Rate figures are from the last Wednesday of the month.

### 7. Construction

7.1 Rounded data may not sum to totals.  
7.1, 7.2 & 7.3 Yukon totals, beginning with January 2013, are calculated by the Yukon Bureau of Statistics, based on building permit data received from Yukon Community Services and City of Whitehorse. Yukon data prior to January 2013 is exclusively from Yukon Community Services.  
7.3 Does not include new or converted dwelling units in commercial or industrial properties.

### 8. Resources

8.1 All prices are in US dollars. Prices of gold and silver are a.m. fix prices at month-end. Prices of lead, zinc and copper are London Metal Exchange "cash seller" prices at month-end.

### 9. Transportation

9.1 As of September 2012, all aircraft movement figures, with the exception of Whitehorse, are now received from Yukon Highways and Public Works, Aviation Branch. As such, data published since September 2012 cannot be compared to figures in earlier issues of the Yukon Monthly Statistical Review.  
9.2 This table only includes persons entering Yukon by land at Canada Border Services Agency ports of entry. Travellers entering Yukon through all other roadways are excluded, as are persons entering by air and water. Although there is no permanent Canada Border Services land port of entry in Dawson City, special annual international events between Yukon and Alaska, namely Yukon Quest and Trek Over the Top, require participants to cross the border by land. For border crossing purposes, participants in Yukon Quest are counted as pedestrians while participants in Trek Over the Top are counted as crossings by automobile. Please note: Fraser and Pleasant Camp border crossings are included in totals even though there is the possibility that these persons may never physically enter Yukon.

## Symbols & Abbreviations

..	not available	QI	January 1 to March 31
...	not appropriate/applicable	QII	April 1 to June 30
x	suppressed for confidentiality	QIII	July 1 to September 30
F	too unreliable to be published	QIV	October 1 to December 31
(p)	preliminary	(US)	US dollars
(r)	revised	(MWh)	megawatt-hour

Next release: November 13<sup>th</sup>, 2014

### Additional Information:

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Website: [www.eco.gov.yk.ca/stats/](http://www.eco.gov.yk.ca/stats/)